



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF NATURAL RESOURCES  
LANSING



KEITH CREAGH  
DIRECTOR

July 14, 2014

TO: Keith Creagh, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest Land Acquisition  
Traverse City Management Unit – Grand Traverse County  
The Strombolis Lake Tract  
Land Transaction Case #20140182

Purchase: 159 acres, more or less. \$880,000.00

PA 240 of 2012: PILT Estimate: \$13,347.16  
This parcel is north of the Mason-Arenac County line and will result in an increase of 159 counted acres. There are no excluded acres as a part of this transaction.

Description: Grand Traverse County, Whitewater Township, T27N, R09W, the SW1/4 of Section 29.

Seller(s): Marvel LaFranier; David L. Fox; Donna Gerhard Living Trust; Pamela Schrouder; Corrine B. Kiker Revocable Living Trust; and Moutsatson Grand Traverse County, L.L.C., Mt. Pleasant, MI

Authority: Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources (Department) August 5, 2014, calendar, and is eligible for approval on August 12, 2014.

Purpose: The 159 acre tract consolidates a large in-holding in the heart of a large continuous block of State ownership. The unique property contains several kettle ponds and a 25-acre spring fed pond, providing considerable fishing and hunting opportunities.

Comments:	<p>The 159-acre tract of land is located approximately ten miles southeast of the city of Traverse City and within the boundary of the Traverse City Management Unit. The property contains the following characteristics:</p> <ul style="list-style-type: none"><li>• Adjacent to State-owned land – the parcel is completely surrounded by State-owned land.</li><li>• Access – the property has legal access from the seasonally maintained Strombolis Road</li><li>• Topography and cover – the property is high and rolling, with the elevation varying from 950' above sea level at Strombolis road to 870' above sea level at the shore of Strombolis lake. Cover type consists of a mixture of mature oak, jack pine, red maple and big tooth aspen with some scattered red and white pine.</li><li>• Improvements – the tract contains a small deteriorated cabin and outhouse that sits near the sandy shore of the lake and will be demolished.</li><li>• Wildlife – there is excellent habitat for wild turkey, ruffed grouse, coyote, mink, bear and waterfowl.</li><li>• Water frontage – the parcel contains several kettle ponds and a 25 acre spring fed lake.</li><li>• Minerals – the State will acquire mineral interest in the northern 80 acres of the tracts and already own the minerals in the southwesterly 40 acres. Minerals will be retained by the seller in the southeasterly 40.</li></ul> <p>The acquisition of this land is an example of a successful partnership project between the Department of Natural Resources and the Grand Traverse Regional Land Conservancy (GTRLC). The GTRLC assisted the Department in working with the numerous landowners in negotiating a purchase and holding the property under option while grant funding was being secured. The Department is grateful for the assistance of GTRLC and their willingness partner in a Michigan Natural Resources Trust Fund project for the benefit of the people of Michigan.</p> <p>Acquisition of this parcel will contribute to the Department's goals of consolidating State ownership, securing wildlife habitat, and increasing public recreation opportunities.</p>
Engagement:	Both Whitewater Township and Grand Traverse County have been contacted and have no concerns. The County provided a resolution of support.
Recommendation:	That the acquisition be approved, with payment to be made from the Michigan Natural Resources Trust Fund, TF13-125, Strombolis Lake Property.



Russ Mason, Ph.D., Chief  
Wildlife Division



William O'Neill, Chief  
Forest Resources Division




James L. Dexter, Chief  
Fisheries Division



Ronald A. Olson, Chief  
Parks and Recreation Division



William E. Moritz, Ph.D.  
Natural Resources Deputy



Mark H. Hoffman  
Chief Administrative Officer

I approve the staff recommendations

Keith Creagh  
Director

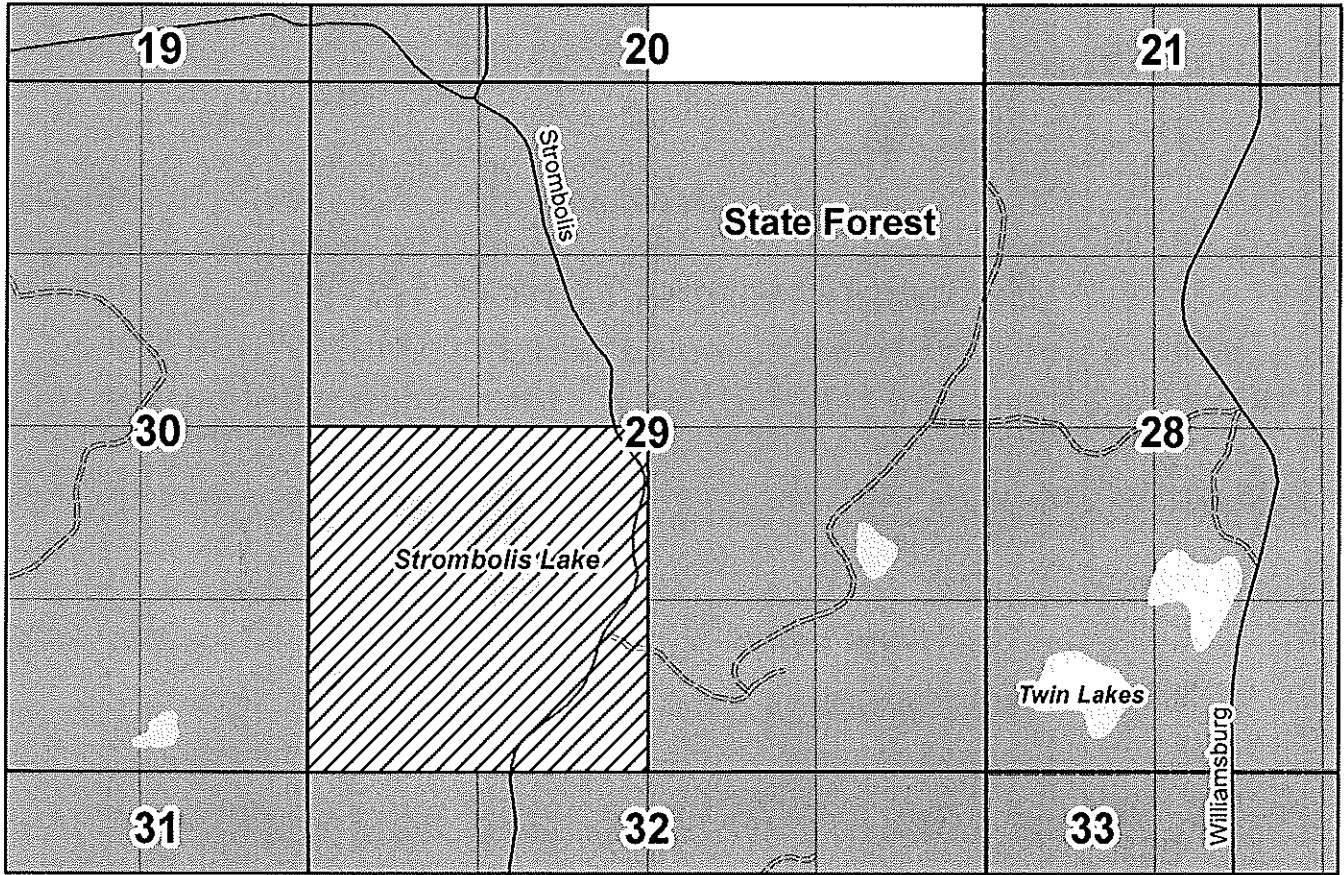
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Date Approved

# STATE FOREST LAND ACQUISITION

## Traverse City Management Unit -- Grand Traverse County

### The Stombolis Lake Tract -- Land Transaction Case #20140182

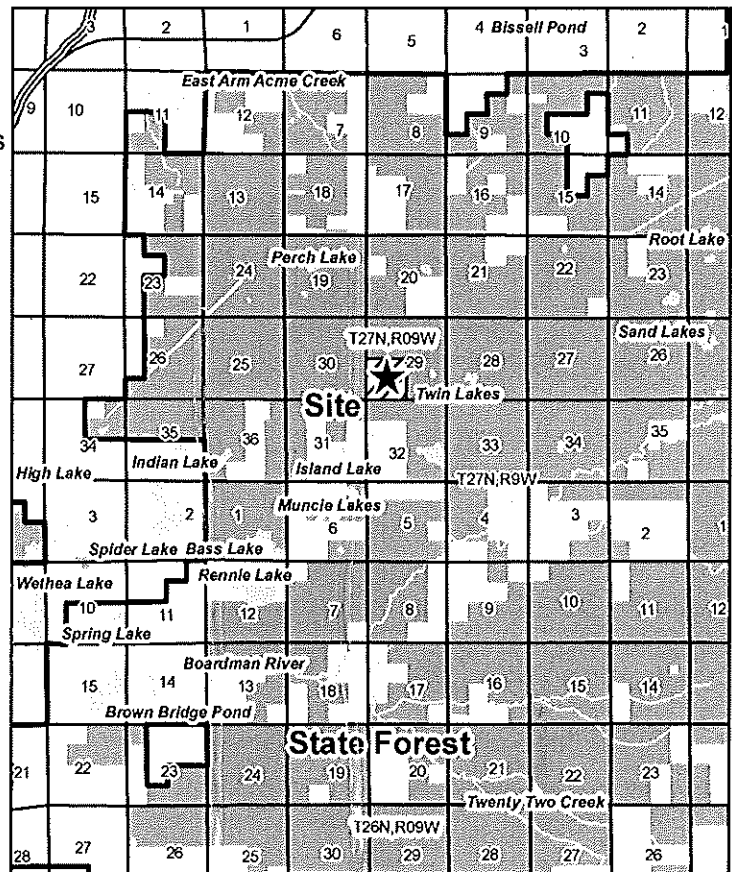


**Section 29, T27N, R9W**

**Whitewater Township**

- State Forest Boundary
- Land to be acquired by DNR -- 159 acres
- State Land
- Private Land

**Grand Traverse County**



**Regional Location**



DNR -- Finance & Operations Division  
Real Estate Services Section  
06/27/2014

